107.0	0002	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,109,500	/	1,109,500
USE VALUE:	1,109,500	/	1,109,500
ASSESSED:	1,109,500	/	1,109,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER GEORGE T--ETAL
Owner 2:	GALLAGHER MARTHA A
Owner 3:	
Street 1:	30 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .288 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 3577 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12564.000	551,700		557,800	1,109,500
Total Card	0.288	551,700		557,800	1,109,500
Total Parcel	0.288	551,700		557,800	1,109,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.18 | /Parcel: 310.18

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

68189

GIS Ref

GIS Ref

Insp Date

08/30/18

!8397!

PREVIOUS ASSESSMENT

Parcel ID 107.0-0002-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	551,700	0	12,564.	557,800	1,109,500		Year end	12/23/2021
2021	101	FV	533,300	0	12,564.	557,800	1,091,100		Year End Roll	12/10/2020
2020	101	FV	533,300	0	12,564.	557,800	1,091,100	1,091,100	Year End Roll	12/18/2019
2019	101	FV	417,300	0	12,564.	557,800	975,100	975,100	Year End Roll	1/3/2019
2018	101	FV	417,300	0	12,564.	478,200	895,500	895,500	Year End Roll	12/20/2017
2017	101	FV	417,300	0	12,564.	446,300	863,600	863,600	Year End Roll	1/3/2017
2016	101	FV	417,300	0	12,564.	382,500	799,800	799,800	Year End	1/4/2016
2015	101	FV	385,900	0	12,564.	342,700	728,600	728,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:15:45

LAST REV

Date	Time
08/10/20	09:56:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1080-112		4/1/1991		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	490	New Wind	18,000	C				
5/2/2001	251	Addition	90,000	O				2 STORY ADDITION
4/29/1996	162		42,000					14X19 ROOM 11X18 W
4/5/1993	87		12,000					REMODEL KIT/BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	CC	Chris C
8/30/2018	Entry Denied	MM	Mary M
2/11/2009	Entry Denied	345	PATRIOT
2/11/2009	Measured	345	PATRIOT
5/2/2002	Permit Visit	PM	Peter M
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12564		Sq. Ft.	Site		0	70.	0.63	4									557,845						557,800	

Total AC/HA:	0.28843	Total SF/SM:	12564	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	557,845	Spl Credit		Total:	557,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/WHITE BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.02513397
Const Adj.:	1.00289965
Adj $ / SQ:	113.092
Other Features:	129754
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578324
Depreciation:	26603
Depreciated Total:	551721

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

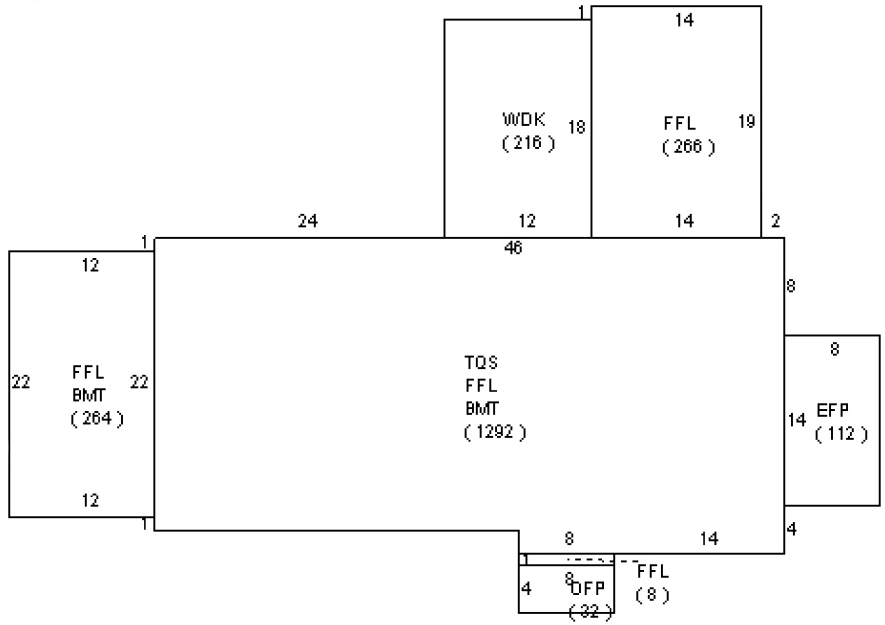
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.40
Special Features:	0	Val/Su Net:	117.01
Final Total:	551700	Val/Su SzAd	197.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,830	113.090	206,958
BMT	Basement	1,556	44.950	69,948
TQS	3/4 Story	969	113.090	109,586
WDK	Deck	216	10.660	2,303
EFP	Enclos Porch	112	51.680	5,788
OFP	Open Porch	32	44.130	1,412

Net Sketched Area:	4,715			Total:	395,995
Size Ad	2799	Gross Area	5038	FinArea	3577

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0002-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	